

**BOARD OF ZONING APPEALS AGENDA
NOVEMBER 28, 2012**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, November 28, 2012, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. CHARLES B. MOLSTER, III; SHARON B. MOLSTER, A 2012-DR-019 Appl. under sect(s).
JC 18-301 of the Zoning Ordinance. Appeal of a determination that appellants have
Continued established a Riding/Boarding Stable on property in the R-E District without an approved
to 4/3/13 special permit in violation of Zoning Ordinance provisions. Located 815 Blacks Hill Rd.,
Great Falls, 22066, on approx. 5.47 ac. of land zoned R-E. Dranesville District. Tax Map
6-4 ((1)) 26. (Admin. moved from 10/24/12 at appl. req.) (Continued from 10/31/12)
- 9:00 A.M. JOHNNY LE, SP 2012-MA-045 Appl. under Sect(s). 8-914 and 8-923 of the Zoning
LG Ordinance to permit reduction to minimum yard requirements based on error in building
Decision location to permit addition to remain 5.7 ft. from side lot line and deck to remain 7.5 ft. from
Deferred to side lot line and to permit existing fence greater than 4.0 ft. in height to remain in front
1/30/13 yard. Located at 6902 Columbia Pike, Annandale, 22003, on approx. 10,910 sq. ft. of land
zoned R-3. Mason District. Tax Map 60-4 ((16)) (L) 1A. (Decision deferred from 10/17/12)
- 9:00 A.M. LESLIE E. DOANE, SP 2012-PR-056 Appl. under Sect(s). 8-922 of the Zoning Ordinance
LG to permit reduction of certain yard requirements to permit construction of accessory
Approved structure 5.0 ft. from side lot line. Located at 2903 Westcott St., Falls Church, 22042, on
approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((16)) 60.
- 9:00 A.M. PAUL C. SKIBA, SP 2012-LE-060 Appl. under Sect(s). 8-914 of the Zoning Ordinance to
LG permit reduction to minimum yard requirements based on error in building location to
Approved permit accessory structure (garage) to remain 2.8 ft. from side lot line and accessory
storage structures to remain 2.6 ft. from side lot line and 1.2 ft. from rear lot line, 3.3 ft.
from side lot line, and 3.7 ft. from side lot line. Located at 6421 Windham Ave., Alexandria,
22315, on approx. 22,000 sq. ft. of land zoned R-1. Lee District. Tax Map 91-3 ((3)) 77.
- 9:00 A.M. JAIME REYES, SP 2012-LE-053 Appl. under Sect(s). 8-914 of the Zoning Ordinance to
DH permit reduction in minimum yard requirements based on error in building location to
Approved permit accessory structure to remain 6.6 ft. from side lot line and 11.8 ft. from rear lot line.
Located at 3426 Spring Dr., Alexandria, 22306, on approx. 14,000 sq. ft. of land zoned R-
2. Lee District. Tax Map 92-2 ((19)) 177. (Concurrent with VC 2012-LE-004) (Decision
deferred from 10/31/12)

- 9:00 A.M. JAIME REYES, VC 2012-LE-004 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit front greater than 25 percent front yard coverage. Located at 3426 Spring Dr., Alexandria, 22306, on approx. 14,000 sq. ft. of land zoned R-2. Lee District. Tax Map 92-2 ((19)) 177. (Concurrent with SP 2012-LE-053) (Decision deferred from 10/31/12)
DH
Approved
- 9:00 A.M. THOMAS A. LOVE & LORA L. LOVE, SP 2012-MV-057 Appl. under Sect(s). 8-914 and 8-923 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit deck to remain 1.5 ft. from side lot line and modification to permit fence greater than 4.0 ft. in height to remain in the front yards of a corner lot. Located at 1901 Rollins Dr., Alexandria, 22307, on approx. 9,825 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((23)) (13) 19.
DH
Approved
- 9:00 A.M. MONIKA E. JEDROL, SP 2012-SP-059 Appl. under Sect(s). 8-305 and 8-914 of the Zoning Ordinance to permit a home child care facility and to permit modification to minimum yard requirements based on error in building location to permit accessory storage structure to remain 2.6 ft. from side lot line. Located at 6117 Lundy Pl., Burke, 22015 on approx. 11,423 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 78-4 ((13)) 331.
DH
Decision
Deferred to 1/16/13
- 9:00 A.M. EKKLESIA USA, SP 2012-HM-058 Appl. under Sect(s). 6-302 and 6-303 of the Zoning Ordinance to permit an existing church to add a child care center. Located at 11979 N. Shore Dr., Reston, 20190, on approx. 3.6 ac. of land zoned PRC. Hunter Mill District. Tax Map 17-2 ((15)) 36.
RH
Approved
- 9:00 A.M. NORTHERN VIRGINIA THERAPEUTIC RIDING PROGRAM, SPA 00-S-044-02 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 00-S-044 previously approved for boarding and riding stables to permit modification of development conditions, building additions, and site modifications. Located at 6429 Clifton Rd., Clifton, 20124, on approx. 17.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-1 ((1)) 36 and 66-4 ((1)) 15. (Admin. moved from 11/7/12 at appl. req.)
RH
Admin.
Moved to 12/5/12 at appl. req.
- 9:00 A.M. HAJIMOHAMMAD REVOCABLE TRUST, MOHAMMAD HAJIMOHAMMAD, TRUSTEE AND FLORA HAJIMOHAMMAD, TRUSTEE, A 2012-LE-017 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the appellants are allowing a vehicle sale, rental and ancillary service establishment to operate on property in the C-6 District without Special Exception approval or a valid Non-Residential Use Permit, in violation of Zoning Ordinance provisions. Located at 5630 South Van Dorn St., Alexandria, 22310, on approx. 32,210 sq. ft. of land zoned C-6. Lee District. Tax Map 81-2 ((3)) 8A. (Admin. moved from 10/3/12 at appl. req.)
RM
Admin.
Moved to 2/6/13 at appl. req.
- 9:00 A.M. VIVA TEQUILA, INC. C/O GARCIA ARIAS, ZULMA, A 2012- LE-013 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing the operation of a commercial recreation use, which is not a permitted use, on property in the C-6 and H-C Districts in violation of Zoning Ordinance provisions. Located at 6141 Franconia Rd., Alexandria, 22310, on approx. 19,135 sq. ft. of land zoned C-6 and H-C. Lee District. Tax Map 81-3 ((5)) 4. (Admin. moved from 9/26/12 at appl. req.)
RM
Admin.
Moved to 2/6/13 at appl. req.

9:00 A.M. BERNADETTE M. KEANY, PROPERTY OWNER, A 2012-MV-010 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that the removal of the first floor, footings and foundation of an existing dwelling is not in substantial conformance with approved Variance VC 2011-MV-010. Located at 5736 Mallow Tr., Lorton, 22079, on approx. 7,500 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 119-4 ((2)) (20) 15 and 17. (Admin. moved from 10/17/12 at appl. req.)

SCL
Admin.
Moved to
1/9/13 at
appl. req.

9:00 A.M. DAVAR VEISEH, A 2012-PR-018 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating an office, which is a use not permitted, on property in the R-1 District in violation of Zoning Ordinance provisions. Located at 2221 Chain Bridge Rd., Vienna, 22182, on approx. .48 ac. of land zoned R-1 and H-C. Providence District. Tax Map 39-1 ((4)) 5. (Admin. moved from 10/17/12 at appl. req.)

RM
Withdrawn

JOHN F. RIBBLE, III CHAIRMAN